



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE
104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



140 SOUTHWINDS RD SUITES 131-135 - FARMINGTON, AR 72730

OFFERING SUMMARY

Lease Rate:	\$31.50 - \$33.60 SF/yr
Lease Type:	Modified Gross
Available SF:	574 - 1,091 SF
Year Built:	2022

PROPERTY HIGHLIGHTS

- Fully finished-out Class A office space.
- Tenant responsible for electric & phone/cable/internet.
- Suites accessed through common area.
- Ample parking & less than 4 miles from I-49.
- Available to move-in 4/15/26.

PROPERTY OVERVIEW

Professional office space for lease in the recently constructed Bristol Commons! Two suites remaining. Property centrally located just off W Main St (Hwy 62), and in close proximity to neighborhoods, apartments, restaurants, retail, and schools.



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FARMINGTON
JR HIGH



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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALSTATE.COM

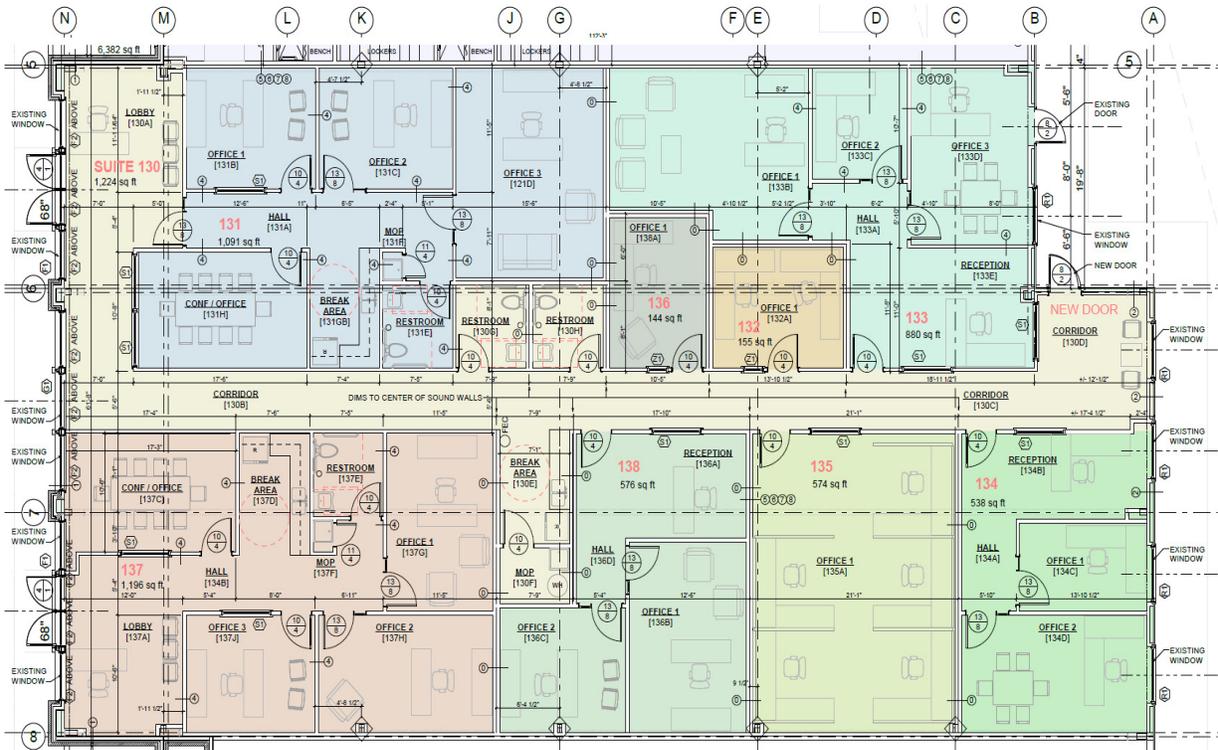


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LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	2 - year min
Available SF:	574 - 1,091 SF	Lease Rate:	\$31.50 - \$33.60 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 131	Available	1,091 SF	\$31.50 SF/yr	3 offices, conference room, kitchenette, & restroom.
Suite 132	Minton Law Firm	155 SF	Leased	Open office, shared kitchenette & restrooms.
Suite 133	CaptiveAire	880 SF	Leased	3 offices, reception area, shared kitchenette & restrooms.
Suite 134	Luminate Home Loans	539 SF	Leased	2 offices, reception area, shared kitchenette & restrooms.
Suite 135	Available	574 SF	\$33.60 SF/yr	Open office, shared kitchenette & restrooms.
Suite 136	IHawl Land Specialist	144 SF	Leased	Open office, shared kitchenette & restrooms.
Suite 137	IHawl Land Specialist	1,206 SF	Leased	3 offices, conference room, reception area, kitchenette, restroom.
Suite 138	Coney's Garage Doors	576 SF	Leased	2 offices, reception area, shared kitchenette & restrooms.

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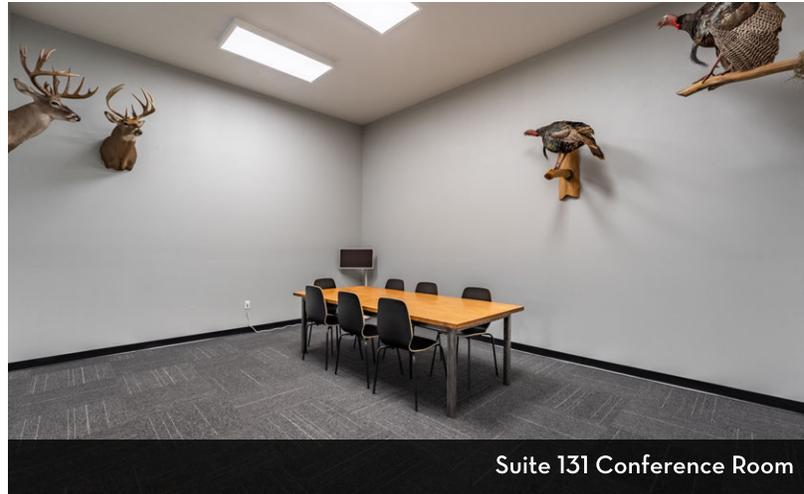
Common Area/Suite 131 Entrance



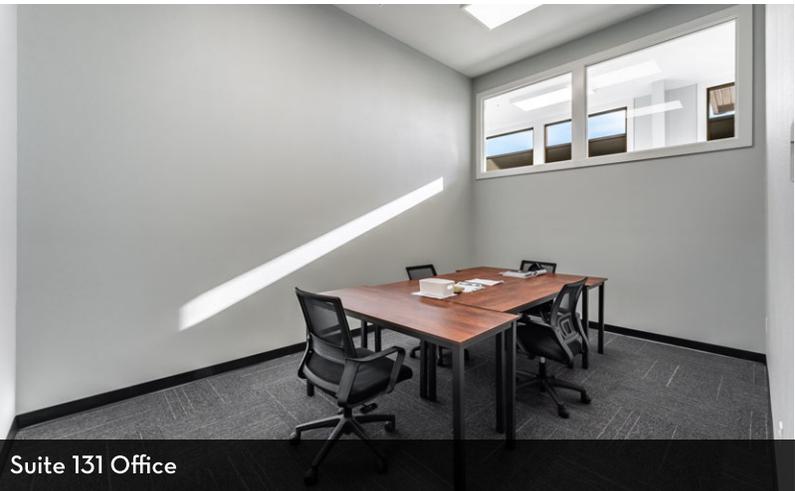
Suite 131 Hallway



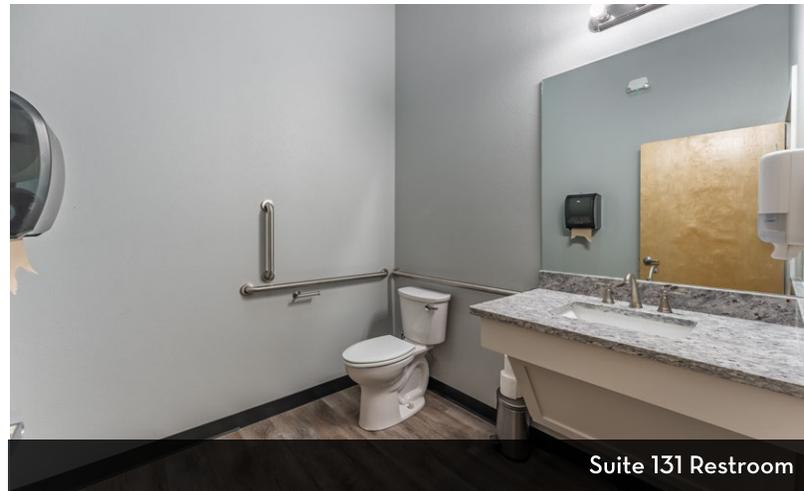
Suite 131 Kitchenette



Suite 131 Conference Room



Suite 131 Office



Suite 131 Restroom



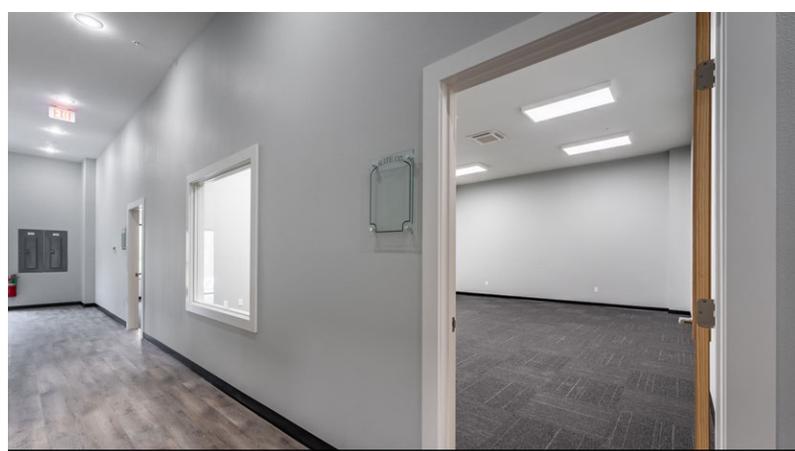
Common Area Kitchenette



Common Area Restrooms



Common Area Hallway



Suite 135 Entrance



Suite 135 Interior



Suite 135 Interior

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,061	18,057	61,492
Average Age	38	37	33
Average Age (Male)	36	36	32
Average Age (Female)	40	38	34

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,560	6,720	22,943
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$94,199	\$110,518	\$88,958
Average House Value	\$276,245	\$306,711	\$315,780

Demographics data derived from AlphaMap

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